

C13
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**PLANNING COMMISSION SITE PLAN
HILL COUNTRY ROADWAY REVIEW SHEET**

CASE NUMBER: SPC-2013-0122D **PLANNING COMM'N DATE:** 6-25-2013

ADDRESS: 6009 Southwest Parkway

WATERSHED: Barton Creek (BSZ)

AREA: 93.342 Acres (2.86 Acres LOC)

EXISTING ZONING: LR-MU-NP

PROJECT NAME: Miller Tract/ St. Andrew's School Tract driveway

PROPOSED USE: Driveway, Private Secondary School

AGENT: Kristi English/ Bury & Partners. Inc.
221 W. 6th Street, Suite 600.
Austin, TX 78701
(512) 328-0011

APPLICANT: St. Andrew's Episcopal School
1112 W. 31st Street
Austin, TX 78705
(512) 452-5779

NEIGHBORHOOD ORGANIZATION:

Oak Hill Association of Neighborhoods
Barton Springs Coalition
Save Barton Creek Association
Save Our Springs Alliance

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

NEIGHBORHOOD PLAN: Oak Hill Combined (East)

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF RECOMMENDATION: Recommended.

PLANNING COMMISSION ACTION: 6-25-2013

CASE MANAGER: Lynda Courtney, 974-2810

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PROJECT INFORMATION:

EXIST. ZONING: LR-MU-NP

SITE AREA.: 93.342 Acres (2.86 LOC)

EXIST. IMP. CVRG.: 0%

MAX. BLDG. CVRG.: 40%

MAX. F.A.R: N/A

MAX. BLDG. HT: 40'

EXIST. USE: Vacant

MAX. IMP. CVRG.: 80% zoning, 20% NSA

PROP'D IMP. CVRG.: .41% total, .7% NSA

PROPOSED BLDG. CVRG.: N/A

PROP. F.A.R: N/A

PROP. BLDG. HT: N/A

PROP. USE: Private Driveway

SUMMARY COMMENTS ON SITE PLAN:

The applicant proposes to build a driveway off Southwest Parkway, on an adjacent tract to St. Andrew's School that will serve the needs of the school. A left turn lane and signal will be added on Southwest Parkway to better facilitate traffic. This permit is for 18,008.8 square feet of private driveway located on a Hill Country Roadway, low intensity zone, and is on a 2.86 acre limits of construction, now presented to the Planning Commission for approval, a Hill Country Roadway Ordinance requirement. No buildings are proposed to be constructed with this project.

SURROUNDING CONDITIONS:

Zoning/ Land use

North: Southwest Parkway, then LO-CO-NP< Office and DR, Undeveloped

South: SF-2-NP, Single Family

East: GR-CO-NP, St. Andrew's School facilities

West: Vega Avenue, then GO-NP, Undeveloped

Environmental Criteria Manual

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APPENDIX B: SAMPLE HILL COUNTRY LANDSCAPE CALCULATION LIST

1. Total site area 4,065,978 square feet
2. Total natural area required 1,626,391 square feet (40 percent of the site)
3. Total natural area provided 4,046,082 square feet
- A. Natural area left undisturbed 4,046,082 square feet
- B. Natural area used for sewage disposal fields (and restored) Ø square feet*
- C. Previously developed area (restored) Ø square feet*
4. Total highway buffer required 66,054 square feet (100 feet or 20 percent of the site)
5. Total highway buffer provided 63,040 square feet
- A. Highway buffer left undisturbed 66,054 square feet
- B. Highway buffer used for access and utilities 304 square feet*
- C. Highway buffer used for detention/sedimentation ponds or wastewater drain fields (and restored) Ø square feet*
6. Total highway buffer previously disturbed Ø square feet*
7. Total of all restored areas Ø square feet*
- A. Sewage disposal or wastewater drain field Ø square feet*
- B. Detention/sedimentation ponds Ø square feet*
- C. Restoration of previously developed areas Ø square feet*
8. Total caliper inches of trees removed (according to Section 5189A)
- A. Class I trees _____ caliper inches
- B. Class II trees _____ caliper inches

NOTE: Items marked with an asterisk (*) may not always apply.

Disclaimer:

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For further information regarding the official version of any of this Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588.

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 1.800.445.5588

ROL

**SAS - MILLER TRACT
DRIVEWAY**



WAP200 0000 = 012K, 013L, 013P, 012Q
CITY OF AUSTIN 0000 = C00, 020

OWNER: ST. ANDREWS EPISCOPAL SCHOOL INC.
1112 WEST 31ST STREET
AUSTIN, TEXAS 78705

ENGINEER:
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011

**LANDSCAPE
ARCHITECT:**
BURY & PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 300
AUSTIN, TEXAS 78701
(512) 328-0011

WATER-SOLVED STATE

THIS PROJECT IS LOCATED IN THE SWATH CREEK WATERSHED, WHICH IS LOCATED IN THE SWATH SPRING ZONE AND IS PARTIALLY OVER THE CROWNOUS ADAPTER EXCHANGE ZONE AND THE CROWNOUS ADAPTER CONTRIBUTING ZONE, ACCORDING TO

FLOORPLAN INFORMATION

THE TRACT SHOWS HEDSON LIES WITHIN ZONE "X" (AS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN), AS EXEMPTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL RESILIENCE ADMINISTRATION, AS SHOWN ON MAP NO. 4443-2000-0000.

ACQUISITION OF THE

SHOW ALL OF THAT CERTAIN TRACTS OR PARTS OF LAND CONTAINED IN L342 AC.
MORE OR LESS, LINED, SITUATED IN THE THOMAS ANDERSON LEASE, SURVEY NO. 17,
TRACT NO. 2, BLAKE COUNTY, TEXAS, BEING IN ACCORDANCE WITH THE ORDER

EXISTING CONDITIONS PLAN FOR BENCHBLANK INFORMATION

PENDING ORDINANCE No.: C14-2008-0129

b Bury+Partners

221 East Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 338-4011 Fax (512) 338-4012
Toll Free Registration Number P-1042
Buyer's Pattern, Inc. ©Copyright 2011

SHEET INDEX

SEQUENCE NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
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APPROVED FOR ACCEPTANCE

LANDING AND DEVELOPMENT REVIEW DEPARTMENT

JUSTICE

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EXTRA MAG. PRIORITY
NEW YORK, N.Y. 10011-1000 10/20/88 10-6-88
CR-60-87238

FOR SIGN-OFF AND DATE:

PROPOSED BUILDING/PARKING WITH THIS APPLICATION

2.35ms

30

0210-010-0120

Notes:

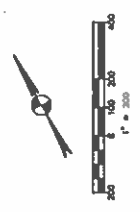
1. THE PLOT IS FOR A PROPERTY, AND NOT FOR A BUILDING, AND THEREFORE THERE IS NO CONSTRUCTION OF A BUILDING. THEREFORE, THE RIGHTS OF THE PLOT ARE NOT TO BE EXERCISED BY THE PLOT OWNER, BUT BY THE PLOT OWNER'S SUCCESSORS.
2. THE PLOT IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THE PURPOSE FOR WHICH IT WAS ACQUIRED.
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C13/5

SAS - MILLER TRACT DRIVEWAY
8009 SOUTHWEST PARKWAY
ST. ANDREWS EPISCOPAL
SCHOOL INC.

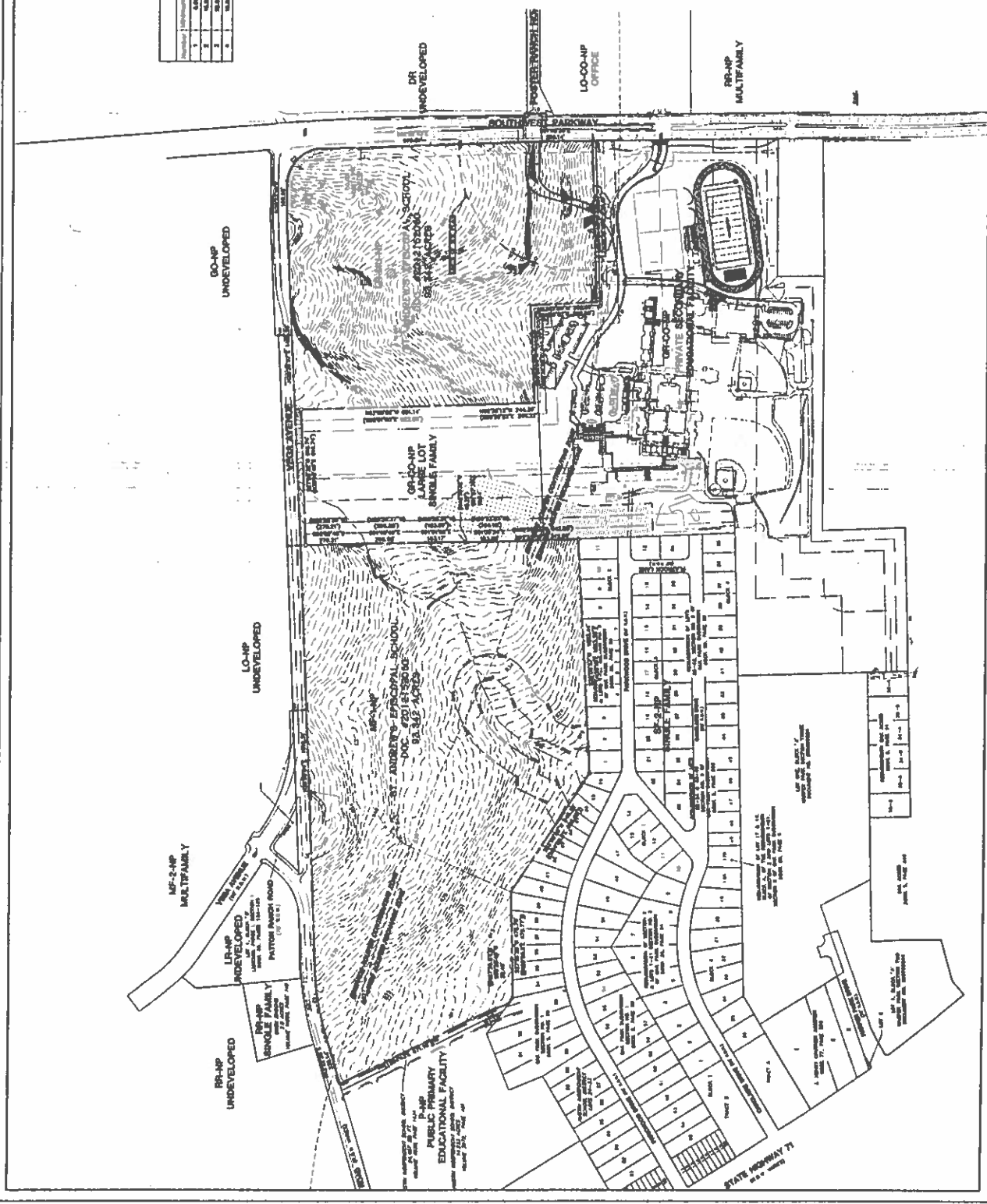
Bury+Partners
100 West 30th Street, Suite 400
New York, New York 10001
Tel: 212-692-6000 Fax: 212-692-6001
bury@buri.com www.buri.com



Slope Table						
Number	Midway	Slope	Midway	Slope	Area (Acres)	Color
1	4.40		16.40		64.9	
2	16.40		32.80		1.1	21
3	32.80		49.20		6.2	31
4	49.20		79.60		8.1	31



THE LATEST OF CRYSTAL AMBERGLASS GLASSES ARE
NOW IN AN AFFORDABLE BUT ONLY THE CRYSTAL
WALL. AVAILABLE IN 12 CRYSTAL GLASSES OF ALL SIZES
AND SHAPES. SPECIAL OFFERS AVAILABLE. SEE US AT
ALL 7 SUPERCENTERS FOR ART AND ALL SIZES. MUCH
MORE TO BE DISCOVERED BY ME / FILLING IS CRYSTAL GLASS
AND PICTURE ART AND ALL SUPERCENTERS 970/7/3



SAS - MILLER TRACT DRIVEWAY
8009 SOUTHWEST PARKWAY
ST. ANDREWS EPISCOPAL
SCHOOL INC.

SITE PLAN



p Bury+Partners

[illegible]

NOTES:

1. Generalization - the process of making a statement about a whole group of things based on a few examples.
2. Inductive reasoning - the process of making a generalization based on specific examples.
3. Deductive reasoning - the process of making a specific statement based on a generalization.
4. Analogy - a comparison between two things, often used to explain a concept.
5. Metaphor - a figure of speech that compares two things, often used to describe a concept.
6. Simile - a figure of speech that compares two things, often used to describe a concept.
7. Personification - the process of giving human qualities to an object or animal.
8. Hyperbole - a figure of speech that exaggerates a statement for emphasis.
9. Oxymoron - a figure of speech that combines two contradictory terms.
10. Irony - a figure of speech that says the opposite of what is meant.
11. Sarcasm - a form of irony that is used to mock or convey contempt.
12. Allegory - a story or image with a hidden meaning, often used to convey a moral or political message.
13. Symbolism - the use of symbols to represent ideas or qualities.
14. Imagery - the use of descriptive language to create a picture in the reader's mind.
15. Onomatopoeia - the use of words that imitate the sound they represent.
16. Alliteration - the use of words that begin with the same letter or sound.
17. Assonance - the use of words that have the same vowel sound.
18. Consonance - the use of words that have the same consonant sound.
19. Rhyme - the use of words that have the same ending sound.
20. Metre - the pattern of stressed and unstressed syllables in a line of poetry.
21. Foot - a unit of measurement in poetry, consisting of a specific number of syllables.
22. Stanza - a group of lines of poetry that are related by a common theme or rhyme.
23. Verse - a single line of poetry.
24. Heroic couplet - a type of stanza consisting of two lines of iambic pentameter that rhyme.
25. Sonnet - a type of poem consisting of 14 lines of iambic pentameter.
26. Sestina - a type of poem consisting of six lines of iambic pentameter, with a specific rhyme scheme.
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PAYING NOTE

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FLAT OF
5900 SOUTHWEST PARKWAY CONDOLMENTS
DOCUMENT NO. 200107948

LO-CO-NP
OFFICE

FN PROPERTIES OPERATING CO.
1081.75 ACRES
VOLUME 12487, PAGE 391

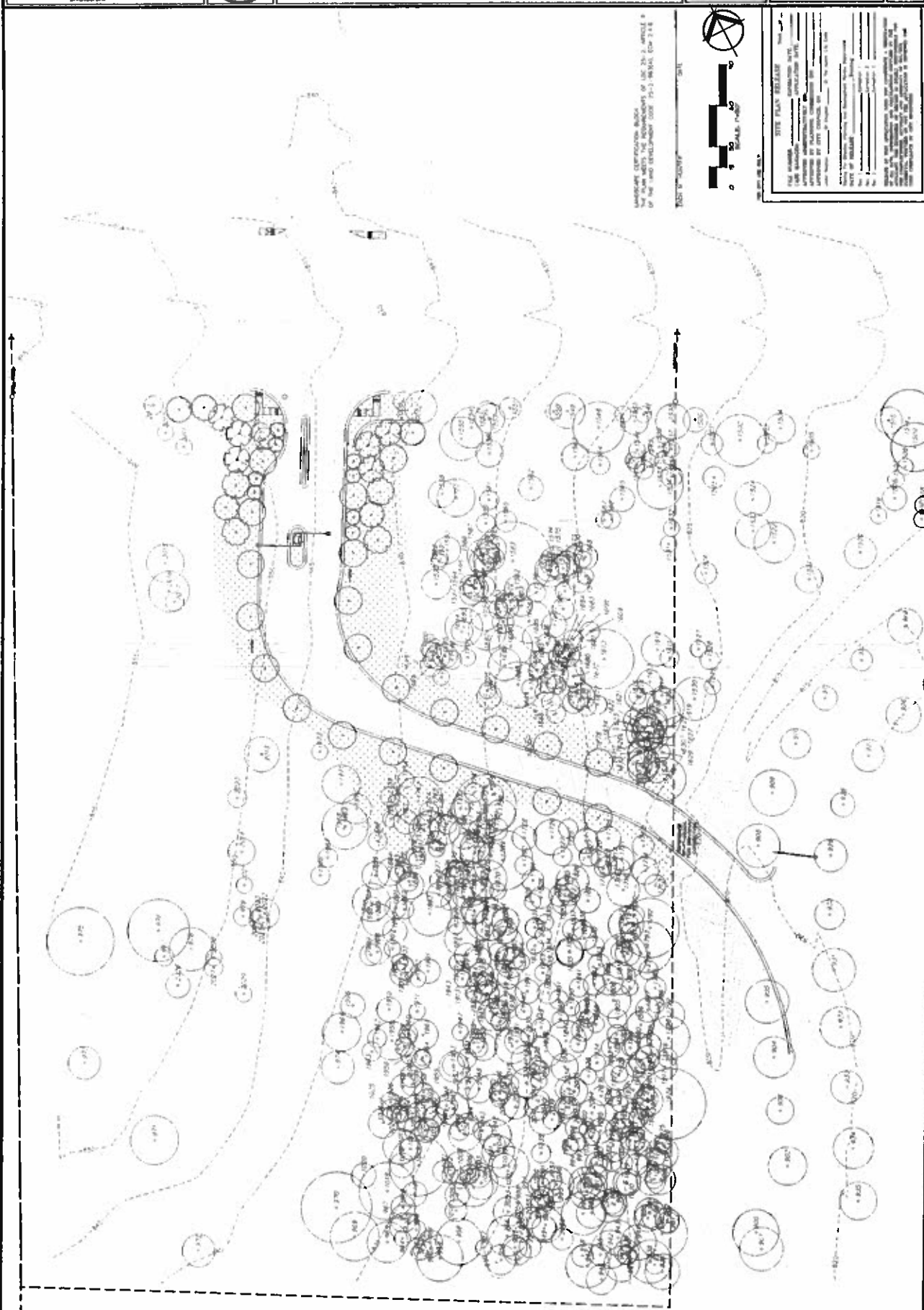
RANCH ROAD

SOUTHWEST PARKWAY
(R.O.W. VARIES)

ST. ANDREW'S EPISCOPAL SCHOOL
DOC. #2012152050

PRIVATE SECONDARY EDUCATIONAL FACILITY

3P-2013-01220



CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SPC-2013-0122D
REVISION #: 00
CASE MANAGER: Lynda Courtney

UPDATE: U0
PHONE #: 512-974-2810



PROJECT NAME: Miller Tract Roadway Improvement
LOCATION: 6009 SOUTHWEST PKWY

SUBMITTAL DATE: May 1, 2013
REPORT DUE DATE: May 29, 2013
FINAL REPORT DATE: May 24, 2013

C13/8

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is September 29, 2013.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 7 copies of the plans and 8 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Planner 1 : Rosemary Ramos
Electric : David Lambert
Drainage Construction : Benny Ho
Environmental : Liz Johnston
Hydro Geologist : Nico Mark Hauwert
Traffic Control : Rachel John
Water Quality : Benny Ho
Site Plan : Lynda Courtney
R.O.W. : Gregory Pepper
Transportation : Benny Ho
Austin Water Utility : Neil Kepple

Site Plan Review - Lynda Courtney - 512-974-2810

SP 1. This site is located in the southwest Parkway Hill Country Roadway overlay. The project must be heard and approved by Planning Commission in a public hearing. Due to the expedited requirement of this use, and in order to allow time to have the driveway constructed before school starts in the fall, this case has been scheduled for PC on June 11, 2013.

SP 2. Please show the 50' highway vegetative buffer line on the site plan.

SP 3. Hill Country Roadway Ordinance calculations need to be shown on the site plan also. Show that minimum 40% of the site is undisturbed natural area.

SP 4. This site plan is shown on the site that is adjacent to the existing school facility but does not show that site as part of this proposal. Both properties are owned by St. Andrew's School. Please show connection of the sites through this driveway by either filing a unified development agreement restrictive covenant that ties the tracts together as one site for the purposes of calculations, drainage and access, or complete this site plan as a stand-alone site and file a joint-use-access easement for the driveway and execute a site plan correction on the Harpers Park Lot 1 site (the school site) to add the driveway connection on that site.

SP 5. If the second option is chosen, please note on the site plan that the portion of the driveway located on the adjacent school site is permitted under site plan # SPC-97-0320C.

SP 6. The proposed sign requires a sign permit separate from this site plan. This site plan does not authorize the sign to be constructed.

SP 7. Call out the amount of impervious cover in square feet, and percentage in the LR-MU-NP zoning calculations.

Water Quality Review - Benny Ho - 512-974-3402

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

This site is located on the Southwest Parkway in the Barton Creek Watershed, which is classified as in the Barton Springs Zone. Part of the site is located over the Edwards Aquifer while the remaining is in the Barton Springs Contributing Zone.

WQ1. For the Vegetative Filter Strip calculation table shown on Sheet 17, please replace the column titled 'Soil Class' to required vegetative filter strip area to drainage area ratio as shown in Section 1.6.7B-1 of the Environmental Criteria Manual.

- WQ2. The methodology used to compensate for the insufficient vegetative filter strip area for DA-2 is not acceptable. This can be achieved by either lengthen the level spreader at contour 832 or divert more water to the pond.
- WQ3. Please provide IPM plan.
- WQ4. Please provide restrictive covenant for the implementation of the IPM plan.
- WQ5. Please dedicate the vegetative filter strip area as water quality easement as discussed in my office.
- WQ6. Please provide Barton Springs Zone sign off block as required by Section 1.2.2..1A7 of the Environmental Criteria Manual.
- WQ7. Please amend the Operating Permit to include this water quality control facility in the Operating Permit by contacting Mr. Schuyler Schwarting, the Operating Permit Coordinator.
- WQ8. Please post fiscal surety for the water quality control as required by Section 1.2.2.1E of the Environmental Criteria Manual.

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Heritage Tree Review - Keith Mars - 512-974-2755

HT 1 Plans are code compliant for heritage tree review.

Environmental Review - Liz Johnston - 512-974-1218

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

- EV 1 This comment pending approval of a unified development agreement.
- EV 2 This comment pending approval of correction showing the proposed drive and additional impervious cover on the Saint Andrews Episcopal tract. Please reference the approved site plan on these plans.
- EV 3 Show the location of the proposed driveway on the slope map.
- EV 4 This comment pending confirmation from Environmental Resource Management (ERM) that the Environmental Assessment is accurate and meets the requirements of the ECM and LDC. [LDC 25-8-121 through 124, ECM 1.3.0.]
- EV 5 Please add a note to the cover sheet that states: "In the portion of the site located within the Edwards Aquifer Recharge Zone, this project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all

trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative."

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- EV 6 Provide the most current ECM Appendix P-1 erosion control notes.
- EV 7 In the Barton Springs Zone, include ECM Appendix P-3 notes on the general notes sheet.
- EV 8 Revise the sequence of construction to match the ECM Appendix P-4 sequence of construction. In the Barton Springs Zone, include all the information found in Appendix P-3 in the sequence of construction. [ECM 1.4.1.2(C) and (D)]
- EV 9 Add ECM Appendix P-6 notes to the general notes sheet. OR Provide the current ECM Appendix P-6 notes.
- EV 10 A copy of the plans has been forwarded to Environmental Resource Management (ERM) for review. Comment will be cleared when Reviewer receives confirmation from ERM that there are no outstanding issues related to potential CEFs on or adjacent to the site. [LDC 25-8-281, ECM 1.3.0]
- EV 11 Please demonstrate how the perimeter roadway deduction value was calculated in the Q-2 roadway deduction by providing the actual calculations. Please provide roadway and ROW widths and lengths, for each separate roadway, used in determining the roadway deduction calculations. This information will assist in the review process. Private roads do not count since assumed to be in overall impervious cover total. [LDC 25-8-211(B)(3), ECM 1.4.1.1(C), ECM Appendix Q-2].
- EV 12 Please label existing grades on the grading sheet.
- EV 13 It appears there are areas of cut/fill greater than 4'. Because this project is within the Drinking Water Protection Zone, staff may not administratively grant variances for cut/fill greater than 4' and a Land Use Commission Variance will be required. Please submit an exhibit identifying all areas of cut/fill greater than 4'. If possible, redesign to avoid any cut/fill greater than 4'. Otherwise, please submit a request letter that identifies the scope of the variance and addresses the findings of fact per LDC 25-8-41(A). Contact staff to discuss proposed variance and determine information needed to assess and present the variance request.
- EV 14 After staff discussions regarding the driveway over slopes greater than 15%, we can accept the assertion that the driveway is primary access if the existing drive is removed and revegetated after construction of the proposed drive. If the first drive is required for emergency access, please provide a confirmation from the Fire Department that this is indeed a requirement. If a requirement, we will request that a bump gate be installed to prevent the use of this driveway.
- EV 15 Please provide an ESC plan / tree protection plan for the proposed demolition activities. This information is necessary to confirm that the proposed demolition activities will not occur within the half critical root zone of trees proposed to be preserved.
- EV 16 Show the location of the concrete washout area on the ESC sheet.

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- EV 17 Please make sure the proposed silt fence is downstream from all proposed disturbance, including the proposed level spreaders. It appears in some locations the silt fence will interfere with construction of the level spreaders.
- EV 18 Please revise the spacing of the level spreaders to avoid the half critical root zones of existing trees. The excavation required does not meet the 4" maximum disturbance within half CRZs.
- EV 19 Surface water should be prevented from entering into the LOC from offsite upslope areas. In order to comply with the revised ECM, please provide a surface water diversion device such as a silt fence/swale/berm located along the upslope LOC boundary. The surface water diversion device must prevent surface water from entering into the LOC and must be designed to provide diversion capacity for the 10 year-24 hour storm event. Provide supporting calculations demonstrating that the surface water diversion device will be sufficient for the 10 year-24 hour storm event. Non-erosive velocities must be demonstrated by these calculations. Additional ESC review is pending.
- EV 20 Please make sure all trees within the LOC have tree protection shown.
- EV 21 If ESC must be located within tree Critical Root Zones, please specify mulch logs rather than silt fence. Otherwise, please move all ESC outside of tree CRZs.
- EV 22 Chainlink tree protection fence must be provided around all areas included in 40% Natural Area Calculations (even small areas). [ECM 3.5.2, ECM 2.7.2]
- EV 23 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]
- EV 24 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. To calculate the fee for this site, please provide the square footage within the Limits of Construction. Upon payment, please forward a copy of the receipt to the environmental reviewer.
- EV 25 Demonstrate that there is no more than 15% turf or landscaping, excluding undisturbed natural areas or areas restored to natural conditions.
- EV 26 Show the location of the Hill Country Roadway Buffer on the plans and include the 40% natural area calculations as per ECM Appendix B.
- EV 27 In the Hill Country Roadway setback and the 40% natural area include the following label: "Natural Area. To Remain Undisturbed."
- EV 28 ECM 2.7.0 does not appear to allow water quality features in the highway setback. Please revise the proposed water quality feature to avoid the highway buffer. FYI: As per 25-2-1023, Southwest Parkway has a 50' vegetative buffer.
- EV 29 Add the following notes to the landscape plan:
"If Stage 2 (or more restrictive) watering restrictions are in effect when landscape planting is being considered, contact the landscape inspector before beginning planting."

EV 30 Add planting detail ECM Figure 3-14 to the landscape plans. FYI: CoA standard root ball excavation is 3X the root ball diameter, not 2X as shown.

EV 31 Please revise the proposed mitigation to specify a species other than Monterrey Oak for replacement. Hill Country Roadway specifications require species native to this particular ecosystem. Please refer to Appendix F, which specifies trees occurring within the Edwards Plateau.

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Flood Plain Review - David Marquez - 512-974-3389

No comments

Hydro Geologist Review - Nico Mark Hauwert - 512-974-2148

HG1 CEFs 1-5 should be buffered with standard 150 feet setback.

HG2 No CEFs identified in proposed construction area according to submitted EA.

HG3 Further comments pending site inspection in second update.

Industrial Waste Review - John McCulloch - 512-972-1060

May 8, 2013

Approved

IW1. No requirements. No utility work is proposed.

Mapping Review - Richard Sigmon - 512-974-2288

Cleared

PARD / Planning & Design Review - Ana Gonzalez - 512-974-9546

No comments

R.O.W. Review - Gregory Pepper - 512-974-7282

ROW1- Utility Reviewers on this plan have rejected your submittal. Please provide updated plans to ROW once these comments are cleared.

Other ROW MGMT FYI's

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1. Approval of Site Plan does not allow for any work in the Right of Way to be conducted without Temporary Use of Right of Way Permit:
 - a. Excavations for Utility work will require an Excavation Permit (EX)
 - b. All Driveways and Concrete work will require a Driveway/Sidewalk Permit (DS)
 - c. All Traffic Control and Pedestrian protection will require a Temporary Use of Permit (RW)
 - d. All other Permits such as the Building Permit (BP) must be approved before use of the ROW will be allowed.
2. Approved set of plans must be submitted to ROW Management before Excavation Permits will be approved. Please deliver to:
Markus Roby
One Texas Center
505 Barton Springs Rd Suite 800

Once plans are received, please visit: <https://www.ci.austin.tx.us/rowman> for Right of Way Excavation Permit submittal for any excavation in COA Right of Way.

3. Coordination with the Office of Special Events, Public Works Department, and any other projects identified as a conflict at the time of Permitting
4. IF REQUIRED-Approved Licensed Agreements must be Approved and Recorded.
 - a) All Plan Revisions/Corrections must be submitted and approved
 - b) Updated Engineering Estimates for any Plan Revisions/Corrections have been submitted to PDR. \
5. Development/Inspection Fees must be paid and recorded by PDR. Inspections and job assignment must be completed by Stephen.castleberry@austintexas.gov

Traffic Control Review - Rachel John - 512-974-7966
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ALL COMMENTS PROVIDED IN THIS REVIEW MAY NOT CONTAIN ALL OF THE DEFICIENCIES FROM THE PLAN SET. IT IS NOT THE RESPONSIBILITY OF THIS REVIEWER TO IDENTIFY EVERY INDIVIDUAL DEFICIENCY. THE PROFESSIONAL ENGINEER WHO SEALS THE PLAN IS RESPONSIBLE FOR ENSURING NOT ONLY THAT ALL MY COMMENTS ARE ADDRESSED, BUT ALSO TO ADDRESS ANY AND ALL OF THE SAFETY RELATED ISSUES.

Move the barricading table and general notes shown on sheet 28 to sheet 29 to be with the 'Traffic Control Plan - Road Improvements. Please note the following in the table (See Sht 28 for markups):

- The 'Allowed Barricading Times' column on the table be changed to 9AM-2:30PM (NOT 9AM-4PM) MON-FRI when school is in session.
- The 'Traffic control Detail/Plan Sheet' column should be corrected to show 804S-1, 1 of 9 TC29.

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The proposed traffic control plans have been reviewed and markups are shown on the plan (See Sht 29) to be addressed for future submittal. The plan is ready to be picked up in the reception area of the 8th Floor (#800) at the One Texas Center (OTC) Building located at 505 Barton Springs Rd. This project will be under rejection until the review comments are addressed. For the next submittal, please return the marked up plan along with the updated plan set for review. Please note the following in the mark-ups:

- Is there a reason why the cross-over across from the existing school driveway (or the cross-over east of Foster Ranch Road) to remain open during the proposed work? This cross-over is not correctly shown on the plan to match existing condition.
- Temporary prohibition of left turns at the cross-over from Southwest Parkway to the St. Andrews Episcopal School and/or U-turns should be considered to assure safety.
- Show 'L' on the plans for merging taper and the merges should be shown clearly with the proper placing of channelizing devices.
- The Stabilized Construction Entrance (SCE) is proposed to be on the proposed driveway across from the 'Foster Ranch Road'. However, the 'Construction Entrance' (CE) signs are missing. Include CE signs on both directions of the Southwest Parkway and on the southbound approach of Foster Ranch Road (please see markups on Sht 29) near the proposed driveway. Signs are to be mounted on a 7 feet post and remained up throughout the duration of the project.

Transportation Review - Benny Ho - 512-974-3402

This site is located on the Southwest Parkway in the Barton Creek Watershed, which is classified as in the Barton Springs Zone. Part of the site is located over the Edwards Aquifer while the remaining is in the Barton Springs Contributing Zone.

- TR1. It appears that a left turn lane has been proposed on an arterial Street, Southwest Parkway. Please obtain approval from Mr. Eric Bollich of the Austin Transportation Department. If Mr. Bollich is not available because of maternity leave, please contact Mr. Peter March for assistance.
- TR2. Please provide sidewalk along southwest parkway.

Austin Water Utility Review - Neil Kepple - 512-972-0077

- WW1. There are 2 existing City water mains within the LOC. The site plan must be reviewed and approved by the Austin Water Utility for possible clearance and adjustment issues.

FYI: For plan review status contact Pipeline Engineering at 972-0220. The Landowners Engineer will be notified by Pipeline Engineering once the red-lines/comments are ready for pickup at the Austin Water Utility Waller Creek office located at 625 E. 10th St., Austin,

TX 78701. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office.

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Drainage Construction Review - Benny Ho - 512-974-3402

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

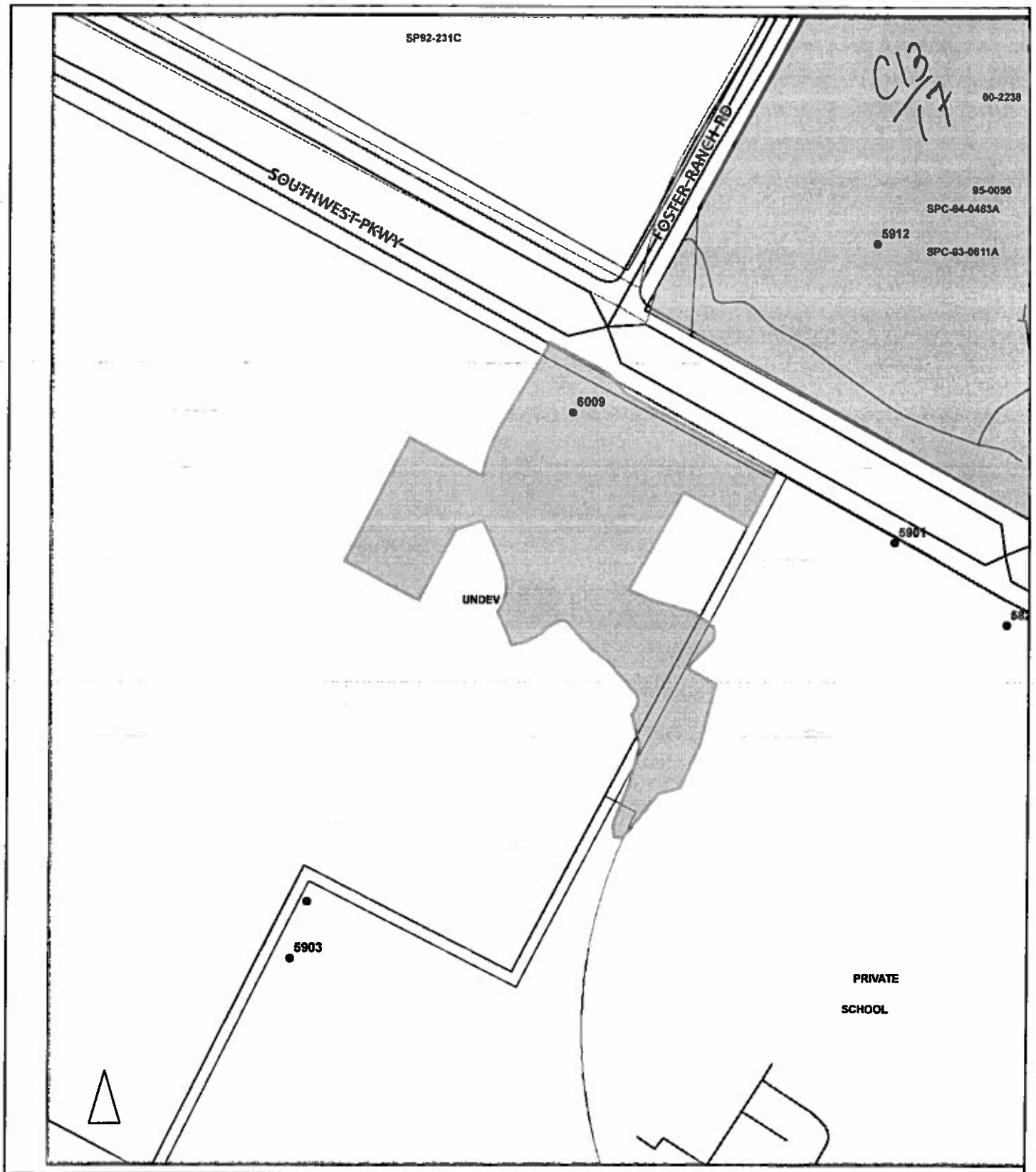
This site is located on the Southwest Parkway in the Barton Creek Watershed, which is classified as in the Barton Springs Zone. Part of the site is located over the Edwards Aquifer while the remaining is in the Barton Springs Contributing Zone.

- DC1. Please provide Unified Development Agreement for the proposed development.
- DC2. Please provide the approved detention plan from SPC-97-0320C to substantiate the detention claim in the Engineering Report. Please show the assumed impervious cover used in the designing of the pond and the actual impervious over currently controlled by the pond.
- DC3. It appears that the proposed impervious cover is located directly upstream to the little tributary discussed in my office, therefore increasing the flow in the tributary. The existing pond must be located upstream to the tributary and reducing the flow in the tributary to qualify for compensation. Please provide demonstration that it is true.
- DC4. Please provide a survey of the existing pond outlet structure and the wall to assure that no settlement has occurred since the construction of the pond as required by Section 2.2.1E of the Drainage Criteria Manual.

Electric Review - David Lambert - 512-322-6109

- EL 1. Electric Transmission may have concerns about the proposed cut around the pole anchor. Contact Kathy Strittmatter at ph. 322-6410 to discuss. I cannot sign off until she approves the site plan.

End of Report



SPC-2013-0122D
St. Andrew's School/ Miller Tract Driveway
6009 Southwest Parkway
Case Manager: Lynda Courtney

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2013-0122D

Contact: Lynda Courtney, 512-974-2810 or Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jun 25, 2013

Your Name (please print)

5604 SW 8'way #1616

Your address(es) affected by this application

George Tereshkovich 6-10-13

Signature

Date

Daytime Telephone: 512-358-0117

Comments: In the future, please do not send me any more notices regarding this site. Please change. Thank you.

6-10-13

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City of Austin

Planning and Development Review - 4th floor

Lynda Courtney

P.O. Box 1088

Austin, TX 78767-1088

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